

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

February 18, 2003

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, February 18, 2003, at 8:30 a.m. at the Sheridan & Leland Apartments, 4645 North Sheridan in Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam Hallie Amey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Sandra Young
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Absent:	None
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Also present were Montel Gayles, Chief of Staff; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced for approval of the Minutes of the Regular Board Meeting held on January 21, 2003. Upon Motion made and properly seconded, the Minutes were unanimously approved and accepted as submitted.

The Chairperson thereupon introduced the Resolutions discussed in Executive Session.

An Omnibus Motion to approve the Resolutions for Items 1 and 2 discussed in Executive Session was then presented by Commissioner Gates.

(Executive Session Item 1)

RESOLUTION NO. 2003-CHA-16

WHEREAS, the Board of Commissioners has reviewed Board Letter dated February 18, 2003 requesting authorization to amend the contract amount with Ungaretti & Harris in connection with *Alfred Aaron et al. v. CHA*, 99L 11738.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend Contract No. 9504 with Ungaretti & Harris to increase the contract amount in an amount not to exceed \$3,700,000.00 in order to pay for legal fees and expenses regarding *Alfred Aaron, et al. v. CHA*, 99 L 11738 litigation matter.

(Executive Session Item 2)

RESOLUTION NO. 2003-CHA-17

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 3, 2003 requesting that the Board of Commissioners approve the Personnel Action Report for January 2003.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions for January 2003.

The Motion to adopt the Resolutions for Executive Session Items 1 and 2 was seconded by Commissioner Healey and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Lori Healey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Michael Ivers Sandra Young
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Nays:	None
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The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Sandra Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regular meeting on Wednesday, February 12 at 1:00 p.m. at the 626 Corporate Office. Meghan Harte, Managing Director of Resident Services, presented the Committee with a comprehensive report on Resident Programs.

Commissioner Young then introduced an Omnibus Motion for the adoption of the resolutions for Items A1 through A3 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item A1)

The Department of Commerce and Community Affairs (DCCA) has awarded a \$200,000 member initiative grant from the Illinois First Fund to the CHA as partial funding for the renovation of the Wentworth Gardens Park Field House. The renovation project will include architectural finishes, removal and replacement of roof, skylights, windows, interior and exterior doors, plumbing, lighting, floor tiling and will address ADA accessibility for the building and has an estimated total cost of \$1,042,500. The funding from this award completes the budget necessary for renovation of the Field House as a joint project between the Chicago Park District (CPD) and CHA. The other funds required for this project were secured through an Urban Park and Recreation Recovery grant from the National Park Service to CPD in the amount of \$500,000 and CPD's contribution of \$342,500. To avoid the possibility of losing the State award and the necessity of expediting the processing of the Grant Agreement, the

Chief Executive Officer accepted the Grant and executed the Grant Agreement. The resolution for Item A1 ratifies the acceptance and execution of the Grant Agreement.

RESOLUTION NO. 2003-CHA-18

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 3, 2003 entitled 'Ratification of acceptance of a Grant from and execution of a Grant Agreement with the Illinois Department of Commerce and Community Affairs, approval of an increase to the Authority's Fiscal Year 2003 Comprehensive Budget in an amount of such grant upon its receipt and authorization to negotiate and enter into an Intergovernmental Agreement with the Chicago Park District to renovate the Wentworth Garden Park Field House";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners:

- (1) Ratifies acceptance of the grant award from and execution of a Grant agreement with the Illinois Department of Commerce and Community Affairs for the amount of \$200,000 for the renovation of the Wentworth Gardens Park Field House (Field House); and
- (2) Authorizes an increase to the Authority's fiscal year 2003 Comprehensive Budget in the amount of such Grant upon receipt of the Grant funds; and
- (3) Authorizes the Chief Executive Officer or his designee to negotiate and enter into an intergovernmental agreement with the Chicago Park District as part of a joint project between the Chicago Park District and the Chicago Housing Authority to renovate the Field House and provide the Chicago Park District with the Grant award in the amount of \$200,000 therefore.

(Item A2)

In May 2002, the Authority in partnership with the Chicago Department of Aging submitted an application to HUD's Notice of Funding Availability for the Resident Opportunities and Self-Sufficiency Service (ROSS) Coordinator program. The purpose of the ROSS program is to assist elderly CHA residents living in Senior housing developments and ensure that these residents have access to services that improve their quality of life. On December 4, 2002, CHA received a formal notification approval of its request in the amount of \$597,225. The resolution for Item A2, thereby, grants approval for the acceptance of the grant award.

RESOLUTION NO. 2003-CHA-19

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 29, 2003, entitled "Authorization to Accept Funding and Enter Into A Grant Agreement With The U.S. Department of Housing and Urban Development For A Resident Opportunities and Self-Sufficiency Program."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to accept an award of a Grant from, and enter into a grant agreement with the U.S. Department of Housing and Urban Development's Resident Opportunities and Self-Sufficiency ("ROSS") Service Coordinator program in the amount of \$597,225 for the period of July 16, 2003 to July 16, 2004 using the FY 2002 ROSS Service Connector Program Grant award.

Item A3)

The Authority is continually working to ensure effective low-income public housing and housing choice voucher program policies, procedures, and processes are in place to meet its managerial needs as well as various federal, state, and local laws/regulations. This requires document development, training program development, training delivery and general technical knowledge in both the CHA's low income public housing and the Section 8 program. These major projects are often simultaneous and are required on an aggressive timeline due to legislative deadlines, agency need and departmental workflow. To counter these workflow with peaks and aggressive timelines, and to provide expertise derived from experiences of other

Housing Authorities and similar agencies, the CHA seeks consulting services to provide assistance to the CHA's MAP Department, accordingly, an RFP was issued in November 2002. The RFP was mailed to 23 prospective respondents, including 5 MBE/WBE's. Seven copies of the RFP were picked up and a total of five responses were received. Of the five responses received, all were deemed responsive. The evaluation committee selected ABT as the recommended awardee. The resolution for Item A3 therefore approves an award of contract to ABT.

RESOLUTION NO. 2003-CHA-20

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 30, 2003 entitled "Authorization to Enter into a Contract with Abt Associates, Inc. for Consultant Services for Low Income Public Housing/Housing Choice Voucher Program Policies and Procedures".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a contract with Abt Associates, Inc. for Consultant Services for Low Income Public Housing/Housing Choice Voucher Program Policies and Procedures for a sum not-to-exceed \$210,000.00, with said contract having a term of two (2) years with an option of the CHA to extend said term by one (1) additional year, subject to HUD and Board approval.

The Omnibus Motion to adopt resolutions for Items A1 through A3 was seconded by Commissioner Amey and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Lori Healey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Michael Ivers Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

Commissioner Earnest Gates then presented the following report. Per Commissioner Gates, the Operations & Facilities Committee met on Wednesday February 12, 2003, at 1:30 p.m. at the Corporate Office, 626 W. Jackson in Chicago.

Commissioner Gates then introduced an Omnibus Motion for the adoption of the resolutions for Items B1 through B3 discussed, voted and recommended for Board approval by the Operations and Facilities Committees:

(Item B1)

The resolution for Item B1 approves a 99 year Rental and For Sale Ground Lease with Jazz on the Boulevard LLC. The CHA owned land at the Jazz on the Boulevard development site is an approximately 2.9 acre parcel. The Jazz on the Boulevard development project calls for a mixed-income community of 137 units on the total development site. The development will have 30 public housing replacement units for the Lakefront Properties, 9 affordable rental units, 27 affordable for-sale and 71 market rate for-sale units.

RESOLUTION NO. 2003-CHA-21

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 17, 2003, requesting authorization to enter into a 99-year rental and for-sale ground lease with Jazz on the Boulevard LLC and to execute other documents as

necessary to implement the Mixed Finance Development Plan known as Jazz on the Boulevard.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a 99 year rental and for-sale ground lease with Jazz on the Boulevard LLC for the CHA owned parcel that is a part of the Jazz on the Boulevard development site and to execute such other documents as necessary to implement the Mixed Finance Development Plan known as Jazz on the Boulevard.

(Item B2)

As part of the CHA's Plan For Transformation, the CHA requires demolition of the Washington Park Apartments, a family development consisting of 12 buildings that was constructed in 1967. Work is scheduled to commence in 2003 to demolish 10 of the buildings. An Invitation For Bid was advertised in December 2002 in area newspapers. The CHA also directly solicited 41 companies, including 13 M/WBE firms. The work was divided into 4 demolition packages. Bidders were requested to bid on all 4 packages. The CHA indicated in the bid documents that it would be in the agency's best interest to maintain multiple vendor capacity and that no single firm would be awarded more than one demolition package . Of the 11 bids received, Delta Demolition, Speedway Wrecking Company, DMD Services, and Leeway Wrecking were the lowest responsible bidders. Accordingly, the resolution for Item B2 approves award of contracts to the four stated companies.

RESOLUTION NO. 2003-CHA-22

WHEREAS, the Board of Commissioners has reviewed Board Letter dated February 3, 2003 entitled 'authorization to execute contracts with DMD Services, Inc., Speedway Wrecking Company, Delta Demolition, Inc., and Leeway Wrecking, Inc. for demolition of 10 low-rise buildings at Washington Park Apartments, Project IL2-54 – IFB No. 01167";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into four (4) contracts for demolition of 10 low rise buildings at Washington Park Apartments, Project Number IL2-54 with an aggregate cost not to exceed \$573,990. The contracts will be awarded to:

NAME OF FIRM	DEMO PKG. NO.	BUILDING ADDRESSES	#OF UNITS	CONTRACT AMOUNT
Speedway Wrecking Co.	1	123-25 E. 39th St. 3910-12 S. Indiana Ave. 3914-16 S. Indiana Ave.	12 12 12	\$172,000
Delta Demolition, Inc.	2	4520-22 S. Champlain Ave. 4524-26 S. Champlain Ave. 4528-30 S. Champlain Ave.	12 12 12	\$158,140
Leeway Wrecking, Inc.	3	4140 S. Langley Ave.	12	\$ 71,000
DMD Services, Inc.	4	560-62 E. 40th St. 600-02 E. 40th St. 604-06 E. 40th St.	12 12 12	<u>\$172,850</u>
TOTAL:			120	\$573,990

(Item B3)

Professional environmental remediation services are needed by the Authority to address environmental hazards such as lead, mold and asbestos throughout the CHA as the need arises on a timely basis. In order to foster the health and safety of CHA residents and the general public, the CHA must be able to quickly respond to environmental hazards in various CHA

developments upon receipt of notice of such hazards or notification of code violations relating to such hazards. Accordingly, the CHA issued an RFP on November 2002 to solicit proposals for Authority-wide environmental remediation services. The RFP was advertised in area newspapers and the CHA also directly solicited 28 firms including 16 M/W/DBE firms. The eight proposals received were evaluated pursuant to the RFP's stated evaluation criteria. Three firms were determined to be within the competitive range. Discussions were then held with each of these firms, after which they were asked to submit best and final fee proposals. In order to have highly qualified professional remediation service vendors in place to provide the CHA with the capacity to perform environmental remediation services when needed, the Resolution for Item B3 awards contract to the two highest ranked firms in the competitive range and whose overall proposed fees were most advantageous to the CHA.

RESOLUTION NO. 2003-CHA-23

WHEREAS, the Board of Commissioners has reviewed Board Letter dated February 6, 2003 entitled "Authorization to execute contracts with Enviroplus, Inc. and Tecnica Environmental Service, Inc. for Authority-wide environmental remediation services - RFP NO. 01154";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into two (2) indefinite quantity contracts, each with for a minimum of \$100,000 for a two (2) year base term for an aggregate cost not to exceed \$2,000,000 with a one year renewal option for Authority-wide environmental remediation services with:

1. Enviroplus, Inc. for an amount not-to-exceed \$1,150,000; and
2. Tecnica Environmental Services, Inc. for an amount not-to-exceed \$850,000

The Omnibus Motion to adopt resolutions for Items B1 through B3 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Lori Healey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Michael Ivers Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations & Facilities Committee report was also accepted in total.

Commissioner Leticia Peralta Davis then presented the following report. Per Commissioner Davis, the Finance & Audit Committee met on Wednesday February 12, 2003, at 2:00 p.m. at the Corporate Office, 626 W. Jackson in Chicago. Todd Gomez, Chief Financial Officer, and his staff presented the Committee with the Treasury and Cash Flow Report as of January 31, 2003 and with the Quarterly Grant Progress Report as of December 31, 2002.

Commissioner Davis then introduced an Omnibus Motion for the adoption of the resolutions for Items C1 through C4 discussed, voted and recommended for Board approval by the Finance & Audit Committee:

(Item C1)

Pursuant to the Authority's Plan for Transformation (the "Plan"), the Authority has undertaken to transform public housing in the City of Chicago. The Plan contemplates large-scale capital

improvements to upgrade the Authority's inventory of housing units, including, the demolition of approximately 18,000 obsolete housing units and the rehabilitation and construction of approximately 25,000 housing units. A key component of the Plan is the development of mixed-income communities to end the isolation of public housing and continue the tradition of Chicago's vibrant, diverse neighborhoods. Lake Park Crescent will be a new mixed income community of approximately 490 residential units. The development site formerly was occupied by CHA's Lakefront public housing project, and is being redeveloped pursuant to a Request for Proposal issued jointly by the City of Chicago and The Habitat Company. The Resolution for Item C1 grants approval to the Chief Executive Officer to execute and deliver the Note Issuance Agreement, the Loan Agreement, the Assignment and Security Agreement, and such other documentation as is contemplated with regards to Lake Park Crescent I L.P. Project. The Authority is issuing the Note in order to comply with Federal Housing Administration requirements. The Note will be paid by equity contributions to the Borrower and is guaranteed by the General Partner of the Borrower; there is no risk or liability to the Authority on the Note. The Authority has no obligation to fund the Note independent of the receipt of advances from SunAmerica Investments, Inc.. The lender's obligation to make advances to the Authority will be guaranteed by American International Group, Inc.

RESOLUTION NO. 2003-CHA-24

RESOLUTION PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$8,400,000 AGGREGATE PRINCIPAL AMOUNT OF MULTI-FAMILY HOUSING REVENUE NOTE (LAKE PARK CRESCENT ASSOCIATES I L.P. PROJECT) OF THE CHICAGO HOUSING AUTHORITY AND AUTHORIZING THE SALE THEREOF; AUTHORIZING THE LOAN OF THE PROCEEDS OF THE NOTE TO LAKE PARK CRESCENT ASSOCIATES I L.P. TO BE USED TO PAY COSTS OF CONSTRUCTION OF THE LAKE PARK CRESCENT PROJECT; AUTHORIZING THE SALE OF THE NOTE TO SUNAMERICA INVESTMENTS, INC.; AUTHORIZING THE EXECUTION AND DELIVERY OF ALL NOTE DOCUMENTS IN CONNECTION WITH THE ISSUANCE AND SALE OF THE NOTE; AND RELATED MATTERS.

WHEREAS, the Chicago Housing Authority, a municipal corporation and a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (the "Authority"), including without limitation the Housing Authorities Act, 310 ILCS 10/1 *et seq.*, and all laws amendatory and supplemental thereto, including in particular the Local Government Debt Reform Act, 30 ILCS 350/1 *et seq.* (the "Act"), is authorized by the laws of the State of Illinois (the "State"), including without limitation the Act, to issue its revenue bonds and notes for the purposes set forth in the Act and to permit the expenditure of the proceeds thereof to finance the cost of the development and construction of multifamily rental housing located in the jurisdiction of the Authority; and

WHEREAS, Lake Park Crescent Associates I L.P., an Illinois limited partnership (the "Borrower") proposes to finance a portion of the costs of the construction of the first phase of Lake Park Crescent consisting of 490 apartment units in 97 buildings in Chicago, Illinois (the "Project") through the issuance by the Authority of its Multi-Family Housing Revenue Note (Lake Park Crescent Associates I L.P. Project) (the "Note"); and

WHEREAS, the general partner of the Borrower is Lake Park Crescent Associates GP I LLC, an Illinois limited liability company; and

WHEREAS, a determination has been made by the Authority that the Project constitutes "multifamily rental housing" within the meaning of the Act and that the financing thereof will meet the public purposes of the Act; and

WHEREAS, pursuant to and in accordance with the provisions of the Act, the Authority is now prepared to proceed with the financing of a portion of the costs of the Project through the issuance and sale of the Note pursuant to a Note Issuance Agreement (the "Note Issuance Agreement") between the Authority and SunAmerica Investments, Inc., as Noteholder (the "Noteholder"); and

WHEREAS, the proceeds of the Note will be loaned by the Authority to the Borrower pursuant to a Loan Agreement (the "Loan Agreement") between the Authority and the Borrower and the obligations of the Borrower to pay debt service under the Loan Agreement will be evidenced by a Promissory Note (the "Promissory Note") from the Borrower to the Authority

which will be assigned by the Authority to the Noteholder; and

WHEREAS, the Note will be sold by private placement to SunAmerica Investments, Inc., as Noteholder; and

WHEREAS, the Borrower's obligations under the Note will be secured by a Guarantee from Draper and Kramer, Incorporated (the "Guarantee"); and

WHEREAS, in connection with the Note, the Authority shall enter into an Assignment and Security Agreement (the "Assignment and Security Agreement"), between the Authority and the Noteholder, whereby the Authority will assign its rights under the Loan Agreement (other than its Unassigned Rights, as defined therein) to the Noteholder; and

WHEREAS, the Note Issuance Agreement, the Loan Agreement, the Note, the Promissory Note and the Assignment and Security Agreement are referred to collectively herein as the "Authority Agreements"; and

WHEREAS, the Authority has caused to be prepared and presented to this meeting each of the Authority Agreements;

NOW THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

Section 1. The Authority is authorized to enter into the Authority Agreements with the other party or parties thereto in substantially the same forms now before the Authority. The forms, terms and provisions of the Authority Agreements be, and they hereby are, in all respects approved. The Chairman, the Chief Executive Officer or the Chief Financial Officer of the Authority be, and each of them hereby is, authorized, empowered and directed to execute and deliver, and, where necessary, the Executive Advisor to the Board, the Chief Executive Officer, the Secretary or any Assistant Secretary of the Authority be and each of them hereby is, authorized, empowered and directed to attest and to affix the official seal of the Authority to, the Authority Agreements in the name, for and on behalf of the Authority, and thereupon to cause the Authority Agreements to be executed, acknowledged and delivered to the other party or parties thereto, in substantially the forms now before the Authority or with such changes therein as the individual executing the Authority Agreements on behalf of the Authority shall approve, his or her execution thereof to constitute conclusive evidence of such approval of any and all changes or revisions therein from the forms of Authority Agreements now before the Authority. When the Authority Agreements are executed, attested, sealed and delivered on behalf of the Authority as hereinabove provided, they shall be binding on the Authority. From and after the execution and delivery of the Authority Agreements, the officers, employees and agents of the Authority are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Authority Agreements as executed. The Authority Agreements shall constitute, and hereby are made, a part of this Resolution, and copies of the Authority Agreements shall be placed in the official records of the Authority, and shall be available for public inspection at the office of the Authority.

Section 2. The Note shall be issued in fully registered form, in an aggregate principal amount not to exceed \$8,400,000, in authorized denominations as provided in the Note Issuance Agreement. The Note shall bear interest at such rate or rates as shall be set forth in the Note Issuance Agreement, in no event to exceed the greater of 13.5% per annum or 200% of the rate for the most recent date shown in the 20 G.O. Bonds Index of average municipal bond yields as published in the most recent edition of the Bond Buyer (or any successor publication or index). The Note shall mature on such date or dates as shall be set forth in the Note Issuance Agreement, but in no event later than 40 years following the date of their initial issuance and delivery to the initial purchasers thereof. The Note shall be subject to redemption prior to maturity as provided in the Note Issuance Agreement.

Section 3. To evidence the exercise of the authority delegated to the officers of the Authority by this Resolution, the Chief Financial Officer is hereby directed to execute and file with the Secretary of the Authority in connection with the issuance of the Note a certificate setting forth the determinations made pursuant to authority granted herein, which certificate shall constitute conclusive evidence of the proper exercise by such officers of such authority. Contemporaneously with the filing of such certificate, the Chief Financial Officer shall also file with the Secretary of the Authority one copy of the final form of each of the Authority

Agreements. Each filing shall be made as soon as practicable subsequent to the issuance of the Note.

Section 4. The Note and the interest thereon will be special, limited obligations of the Authority, payable solely from the payments to be made by the Borrower under the Loan Agreement or from the other sources specified or referred to in the Note Issuance Agreement, which shall be specifically assigned and pledged to such purposes in the manner and to the extent provided therein. The Note and all other obligations of the Authority in connection therewith shall not be a debt of the City or any other city, village, incorporated town or county, the State of Illinois or any political subdivision thereof and neither the City, nor any other city, village, incorporated town or county, nor the State of Illinois or any political subdivision thereof shall be liable thereon, nor in any event shall the Note or such obligations be payable out of any funds or properties other than those pledged under the Note Issuance Agreement or those other agreements specifically securing the Note. The Note shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

Section 5. The form of the Note set forth in the Note Issuance Agreement, subject to appropriate insertions and revisions in order to comply with the provisions of the Note Issuance Agreement (as executed and delivered) be, and the same hereby is approved. The Note shall be executed in the name, for and on behalf of the Authority with the manual or facsimile signature of its Chairman (or such other officer authorized by law to execute the Note on behalf of the Authority) and attested with the manual or facsimile signature of its Executive Advisor to the Board, Secretary or Assistant Secretary (or such other officer authorized by law to execute the Bonds on behalf of the Authority) and the seal of the Authority shall be impressed or imprinted thereon. The officers of the Authority shall cause the Note, as so executed and attested, to be delivered to the Fiscal Agent for authentication. When the Note shall be executed on behalf of the Authority in the manner contemplated by the Indentures and this Resolution, they shall represent the approved forms of Note of the Authority.

Section 6. The sale of the Note to the Noteholder at a purchase price of not less than 97% (exclusive of original issue discount) of the aggregate principal amount thereof plus accrued interest, if any, to the date of delivery, is hereby approved. The Note may be sold with original issue premium or discount.

Section 7. The Chairman, Chief Executive Officer, Chief Financial Officer, the Executive Advisor to the Board, the Secretary and any Assistant Secretary of the Authority be, and each of them hereby is, authorized to execute and deliver such documents, certificates, and undertakings of the Authority (including, without limitation, environmental remediation agreements, investment agreements, book-entry registration agreements, and intercreditor agreements) and to take such other actions as may be required or desirable in connection with the execution, delivery and performance of the Authority Agreements, the financing of costs of the Project and the issuance, sale and delivery of the Note.

Section 8. All acts of the officers, employees and agents of the Authority which are in conformity with the purposes and intent of this Resolution be, and the same hereby are, in all respects, ratified, approved and confirmed.

Section 9. The provisions of this Resolution are hereby declared to be separable and if any section, phrase or provision hereof shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions of this Resolution.

Section 10. All resolutions and orders, or parts thereof, in conflict herewith are hereby superseded to the extent of such conflict.

This Resolution shall be in full force and effect immediately upon its passage, as by law provided.

(Item C2)

The United States Congress recently enacted legislation called the Economic Growth and Tax Reconciliation Act of 2001 (EGTRRA). Certain provisions of this legislation require or permit changes to qualified employee retirement benefit plans such as the CHA's Retirement Plan. The Amendment adopts changes for a new Mortality Table, the "94 GAR", for adjusting any benefit or limitation under Internal Revenue Code Section 415(b)(2)(B)(C) or (D) and Section 417(e) for Amendment No. 7.

RESOLUTION NO.2003-CHA-25

WHEREAS, the Board of Commissioners has reviewed Board Letter dated January 28, 2003, entitled "Authorization to Amend the Chicago Housing Authority Employees' Retirement Plan and Trust"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Amendment Seven of the Chicago Housing Authority Employees' Retirement Plan and Trust in the form and as of the effective dates indicated in the attached Amendment

(Item C3)

The CHA's Broker of Record for Employee Benefits, Asch & Associates, Inc., directly solicited requests for insurance premium quotes from 11 top healthcare insurance providers (including CHA's current providers) in their respective fields for employee medical, dental, and vision insurance. The national trend for rate increases, as reported by the Segal Health Plan Survey, has been projected to exceed 14% in employee medical insurance premiums and 6.5% for dental insurance premiums for the year 2003. The resolution for Item C3 awards contract to Humana, Delta Dental and Davis Vision based on the premiums quoted.

RESOLUTION NO. 2003-CHA-26

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Memorandum dated January 23, 2003, entitled "Authorization to enter into contracts with Humana, Delta Dental and Davis Vision for the CHA's Employee Health Benefit Plan".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners of the Chicago Housing Authority authorizes the Chief Executive Officer or his designee to enter into contracts with: (1) Humana, Inc. for the benefit year of April 1, 2003 through March 31, 2004 for an amount not-to-exceed \$3,370,000 with an option to extend the contract for an additional nine month term; and (2) Delta Dental Plan of Illinois for an amount not-to-exceed \$350,000 and Davis Vision, Inc. for an amount not-to-exceed \$80,000 for the period of April 1, 2003 through December 31, 2004 for CHA's Employee Health Benefit Plan covering eligible participants of the CHA and eligible participants of the CHA's affiliates for an aggregate amount not-to-exceed \$3,800,000.

(Item C4)

The resolution for Item C4 approves execution of amendment No. 125 to the Annual Contributions Contract, C-1014. Amendment No. 125 provides and additional \$1,392,527.66 for Project IL06P002180 (Hutchinson Row), provides and additional \$3,031,145 for Project IL06P002182 (Cabrinii) and amends the count of units under the CHA ACC with respect to the addition of 330 units under the rehabilitation of Project IL06P002216 (Brooks Homes) to replace the units removed from the CHA ACC approved for demolition, de-concentration and rehabilitation.

RESOLUTION NO. 2003-CHA-27

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated February 4, 2003 entitled "Authorization to execute Amendment No. 125 to the Chicago Housing Authority's Annual Contributions Contract, C-1014 ("CHA ACC") for Project Nos. IL06P02003, 180, 182, 206, and 216 and confirmation of authorization to execute Amendment 124 to the CHA ACC" and concurs with the recommendations contained therein.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Resolution 2002-CHA-184 of December 17, 2002 authorizing entering into Amendment 124 to the Annual Contributions Contract, C-1014 is hereby confirmed.

THAT, the Chicago Housing Authority shall enter into Amendment No. 125 with HUD, modifying the terms of the Annual Contributions Contract, and the Chief Executive Officer, or his designee, is hereby authorized and directed to execute Amendment No. 125 of the Annual Contributions Contract in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendment No. 125 shall be substantially in the attached form.

The Omnibus Motion to adopt resolutions for Items C1 through C4 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Lori Healey Mamie Bone Leticia Peralta Davis Earnest Gates Dr. Mildred Harris Michael Ivers Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance & Audit Committee report was also accepted in total.

There being no further business come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records